

STATEMENT OF WORK  
For  
SATOC SAMPLE TASK

EQUIPMENT STORAGE FACILITY  
AT UNDISCLOSED LOCATION, ALABAMA

Dated: 21 December 2005

**Task Order (TO)**

**Statement of Work**

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## **1.1 INTRODUCTION**

This Statement of Work (SOW) sets forth basic requirements for construction and engineering activities to construct an equipment storage facility at an undisclosed location in northern Alabama. It does not represent a real requirement and will be used as a Sample Task Order for evaluation purposes only to support the acquisition of the basic SATOC contract. This SOW will highlight the items that the offeror must provide and those which will be simulated. (Note to Offerors: Assume the project is approximately 250 miles from your nearest team office location.)

The Conceptual/Implementation Work Plan Construction (CWP/IWP) delivery method as described in Section 3.4 of the basic SOW for the SATOC contract will be used for this sample task order. General performance requirements for construction activities are described in Section 2.0 of this SOW.

## **2.0. GENERAL REQUIRMENTS**

### **2.1 APPLICABLE DOCUMENTS**

The Contractor shall identify and comply with all applicable federal, state, and local statutes; Air Force/Military/Host Nation instructions, manuals, handbooks, regulations, guidance, and policy letters; Status of Forces Agreements (SOFA); Executive Orders (EOs); American Petroleum Institute (API) Codes; National Association of Corrosions Engineers (NACE); National Fire Protection (NFPA); Steel Structures and Painting Counsel (SSPC); National Electrical Code (NEC); Unified Facilities Criteria (UFC); and International Building Code (IBC), including changes and amendments in effect on the date of issuance of this TO. It is the Contractor's responsibility to identify and comply with all applicable requirements, including this SOW. In the event of conflicting criteria, the contractor shall notify the contracting officer for guidance.

### **2.2 GOVERNMENT FURNISHED ITEMS**

The following items are provided in addition to this SOW:

- a. Site Plan sketch of the area.

The contractor may assume the following items of support:

- a. Assigned areas within the installation for delivery of non-hazardous materials/equipment.
- b. Utilities located in adjacent road to site (water, electric, sewer, storm).
- c. Identification badges, vehicle passes, and/or entry permits.
- d. Safety training classes unique to the installation.
- e. Access to potable water.
- f. Paved storage and contractor laydown area.



g. Escorts, as required.

## **2.3 MANAGEMENT, PLANNING, AND REPORTING REQUIREMENTS**

The Contractor shall implement a full range of construction and engineering activities as specified in this TO and in accordance with applicable compliance documents.

### **2.3.1 Project Management Plan (A017)**

The Contractor shall prepare and submit a Project Management Plan (PMP). The PMP shall include the following (See Section 2.3 of the basic contract SOW for description of items below):

- Work Breakdown Structure (WBS) (A001)
- A project organization chart that depicts project team members (Government and Contractor), contact information, and their responsibilities.
- Team communication plan (contractor format accepted)
- Contractor Quality Control (CQC) Plan (A002)
- Health and Safety Plan (A003)
- Narrative description of all task activities and assumptions (organized by WBS)
- Project Schedule (A004)

### **2.3.2 Master Document List (MDL) (A005)**

Not required as part of the sample task order requirements.

### **2.3.3 Progress/Status Reporting (A006)**

Not required as part of the sample task order requirements.

### **2.3.4 Meetings and Conferences (A008, A009, A010, A014)**

Not required as part of the sample task order requirements.

### **2.3.5 Points of Contact**

The following list of names is provided to describe the intended format the Government will use in this section. They do not represent actual personnel and are provided for simulation purposes only.

## **AFCESA COR ADVISOR**

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## **CONTRACTING OFFICER**

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## **2.4 WORKSITE ACTIVITIES AND COORDINATION**

### **2.4.1 Activities Coordination**

No actual coordination will be required. The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW.

### **2.4.2 Notification Requirements**

No actual notifications will be required as part of the sample task evaluation.

### **2.4.3 Permits (A011)**

Not required for the sample task evaluation.

### **2.4.4 Environmental Protection**

The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW.

### **2.4.5 Hazardous Material and Hazardous Waste**

The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW.

#### **2.4.6 Photo Documentation (A012)**

Not required for the sample task order evaluation.

#### **2.4.7 Site Access**

Not required for the sample task order evaluation.

#### **2.4.8 Remote Sites**

Not applicable to the sample task order.

### **2.5 CONSTRUCTION ACTIVITIES**

The Contractor shall describe the manpower, equipment, material, services, and transportation necessary to review, plan, develop and implement quality control and construction management services during the construction phase of this TO in the IWP. All costs associated with these activities shall be described in the contractor's cost proposal.

#### **2.5.1 Documentation/Daily Logs (A019)**

Not required for the sample task order evaluation.

#### **2.5.2 Material Submittals (A016)**

The Contractor shall develop and maintain a master list of material and data submittal requirements and status. The SAF/ACQP Schedule of Material Submittals or approved equivalent shall be used. The status should include current status (approved, reviewing, rejected), dates of action (open, closed, and projected), and responsible party for the action for each submittal.

#### **2.5.3 Mobilization**

Actual mobilization will not be required. The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW. The Contractor can assume that existing utilities are adequate to support site construction activities. All costs associated with these activities shall be described in the contractor's cost proposal.

#### **2.5.4 Demolition**

Not applicable to the sample task order requirements. The contractor may assume a cleared site.

#### **2.5.5 Engineering Services During Construction**

The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW. All costs associated with these activities shall be described in the contractor's cost proposal.

#### **2.5.6 Pre-Final Inspection**

The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW. All costs associated with these activities shall be described in the contractor's cost proposal.

#### **2.5.7 Final Inspection**

The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW. All costs associated with these activities shall be described in the contractor's cost proposal.

#### **2.5.8 As-Built Documentation (A013)**

The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW. All costs associated with these activities shall be described in the contractor's cost proposal.

#### **2.5.9 De-mobilization**

The Contractor shall describe their approach in the IWP to ensure they have understanding of these requirements as set forth in the basic contract SOW. All costs associated with these activities shall be described in the contractor's cost proposal.



### 3.0 Concept/Implementation Work Plan (CWP/IWP) Construction

Under CWP/IWP delivery, the Contractor shall be responsible for the incidental design and construction of an Equipment Storage Facility. The contractor shall manage and perform construction work as indicated below. All costs for the CWP/IWP, including any incidental design costs, shall be priced separately from the construction work.

3.1 The CWP/IWP shall be combined and provide a clear distinction between the conceptual and execution phases of the work. The CWP shall include as a minimum the project scope, background, and general descriptions of each major work element. The IWP shall as a minimum include the WBS, project schedule, submittal requirements, proposed specification outline, and drawings. The CWP/IWP shall be submitted as part of the sample task evaluation.

3.2 The contractor shall identify in the CWP/IWP appropriate phases of work and provide submittals based on those phases.

3.3 The contractor shall determine the most cost efficient period of performance for the task order, including CWP/IWP delivery and construction work. Construction work may begin as each submittal for the phases of work are approved. Contractor's progress schedule shall identify the major elements of work and the performance period for each element, including the CWP/IWP submission. The CWP/IWP schedule shall allow the government 14 calendar days for review and approval

3.4 The CWP/IWP shall identify appropriate materials, equipment, and any other data which the offeror proposes as items requiring government approval. Contractor shall develop a schedule for the submittals that ensure construction work is not delayed.

3.5 The CWP/IWP shall address: a) preparatory site work for concrete slab-on-grade, continuous concrete footing and foundation, and asphalt concrete paving, b) utility infrastructure to satisfy current needs for this facility as well as future requirements for future adjacent storage facility, c) paved parking lot with perimeter chain link fence and gate for controlled access and parking stalls for 25-40 vehicles, d) Exterior Storage Area, 16' x 40'. and (e) a structure to incorporate the following:

- 3.5.1 6 modules (20' x 20'), each with an exterior commercial grade overhead roll-up door (8'x 8') and 6' overhang for weather protection, wall height 12'. (Site the plan to enable vehicle access.) Include Heating, Ventilation, and Air Conditioning (HVAC) for the 6 modules and equipment storage space. During development of the CWP/IWP, evaluate the cost effectiveness of various space heating options (Natural gas versus electric versus heat pump). Recommend the most effective and best value sources. HVAC will maintain an inside temperature of 65 degrees minimum in heating season and 78 degrees Fahrenheit maximum in cooling season. Relative humidity must be maintained at 50% +/- 20%.
- 3.5.2 Modules separated by floor-to-ceiling chain link partitions.

- 3.5.3 Large work area (20' x 30'), to include: One unisex restroom (w/ 1 each, toilet, urinal and sink ), connections for a washer, dryer, and ice machine, 1 phone line and double sinks; exterior overhead door and personnel door to the exterior. Chain Link partitions, floor to roof, between the work area and the storage areas. Include HVAC as described above.
- 3.5.4 Personal storage space (20'x30') w/double personnel doors to the exterior, chain like cages (3'x3'x6') for secure gear storage, interior personnel door to work area. Separated from 6 modules by floor-to-ceiling chain link partition. Provide a General Storage Area (approximately 10'x 20') with 8' x 8' exterior commercial grade rollup door, as part of the Work Room Area. Include a personnel door between the Work Room and the General Storage Area
- 3.5.5 Floor drains, interior and exterior hose bibs, and a cipher lock at each exterior personnel door.
- 3.5.6 Layout of, and access to, structure shall anticipate and accommodate the future construction of an adjacent storage facility of similar size and function with its own separate access.

3.6 The interior construction includes, but is not limited to:

- MDO on metal stud partitions
- Doors and frames
- Concrete slab-on-grade floor
- Toilet fixtures and accessories
- Storage shelving system
- Chain link cages
- HVAC system
- Electrical service/transformer
- lighting throughout the building
- complete fire protection/alarm system
- security system.

3.7 The exterior construction includes, but is not limited to:

- CMU with exterior brick veneer at perimeter walls.
- Architectural standing-seam metal roof system, including
- 6' overhang.
- Asphaltic concrete paving at driving, parking and outdoor storage areas,
- Chain link fence (w/gate) around compound.
- CMU Enclosure with front door(s) for a Dumpster to be located by the entry gate.

3.8 The implementation work plan shall include (at minimum) the following drawings:

- Site plan.
- Floor plan

- Elevations

3.9 The offeror shall follow these instructions in preparing the offeror's cost proposal:

- The offeror shall propose costs as described in this statement of work. The offeror **shall not** use the Government's minor construction limit as a basis in determining the cost of this requirement.
- A detailed PACES assembly sheet is provided. The offeror shall assume these estimates for their direct costs from sub-contractors. The PACES report includes sub-contractor overhead and profit.
- Using the supplied cost estimate (Section L, Attachment 9), the offeror will propose any additional direct costs required to satisfy the requirements as described in this statement of work. If the direct cost results from a proposed sub-contract to the team, identify it in the section marked subcontracts. Additional direct costs can be summarized in L-9, but detailed reports shall also be provided to support a summarized direct cost.
- The offeror (team) shall propose the labor and travel necessary to carry out the activities as described in this SOW using the appropriate tab in L-9.
- The offeror shall summarize all project costs, including G/A, Fee, and Bond on the summary sheet of L-9.